

**KOFFEE POT CAFÉ (HOT CHA)**  
957 E 4<sup>TH</sup> STREET  
LONG BEACH, CALIFORNIA 90802

**PRESERVATION PLAN TO BE PRESENTED TO THE  
CITY OF LONG BEACH CULTURAL HERITAGE COMMISSION:**

IDENTIFICATION OF HISTORIC CHARACTER-DEFINING FEATURES, DIRECTION FOR  
TREATMENT, AND EVALUATION OF IMPACT ON HISTORIC INTEGRITY

REPORT COMPLETED BY:

**Katie Rispoli**  
*Master of Heritage Conservation*

ON BEHALF OF WE ARE THE NEXT

*for*  
CITRON DESIGN GROUP  
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**INVESTIGATION OF IMPACT ON HISTORIC INTEGRITY | KOFFEE POT CAFE**

## INTRODUCTION

This preservation plan, completed by We Are the Next under contract by Citron Design Group documents the condition of the former Hot-Cha / Koffee Pot Café located at 957 E 4<sup>th</sup> Street in Long Beach, California.

### THIS REPORT:

- Provides a historic overview of the building located at 957 E 4<sup>th</sup> Street in Long Beach
- Identifies a period of historic significance
- Provides a brief overview of the proposed project for the site
- Lists application of the applicable Secretary of the Interior's Standards
- Documents historic character-defining features of the property through photographs
- Summarizes method for treatment in accordance with the Secretary of the Interior's Standards for Rehabilitation (see Preservation Plan Spreadsheet for in-depth detail)
- Indicates a positive, negative, or neutral impact on historic character-defining features as a result of the proposed project

## HISTORIC OVERVIEW

The building known as the Koffee Pot Café or Hot Cha was built in 1932 in the Programmatic (often referred to as Thematic) architectural style. The building was designed in the shape of a coffee pot to indicate the nature of the occupant.

The building was constructed in 1932 as the Pettit Brothers Restaurant and leased to Mrs. Earlene Davis as 'the Coffee Pot' for use as a café in 1933. In 1936 the restaurant was formally named 'Hot Cha' with 'Cha' meaning 'tea' after the shape of the building.

On November 20, 1991 the building was designated as a City of Long Beach Historic Landmark citing its unique design as reason for designation.

## PERIOD OF HISTORIC SIGNIFICANCE

### 1932-1960

Landmarked for its Programmatic Style, the date of construction is key to the building's period of significance. The building was used for its intended purpose as a café through 1960, when it was ultimately purchased by John and Geneva Geeting and reopened as a tavern in 1963. Though the building was converted back to a café in the 1980s, **its original span of operation for its designed use was from 1932 to 1960, indicating its period of historic significance.**

## DESCRIPTION OF PROPOSED PROJECT

The property owner wishes to rehabilitate the property in preparation for a new commercial business in accordance with the Secretary of the Interior's Standards for Rehabilitation maintained by the National Park Service.

'Rehabilitation' is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Rehabilitation is often referred to as 'Restoration.' 'Restoration,' however, requires that the building be brought back to its period of significance using photographic documentation as exact reference. Photographic documentation of the Hot Cha café could not be obtained prior to 1980, preventing the process of exact restoration.

The act of Rehabilitation is suitable for the property as a historic resource so long as it is supervised by a historic preservation professional and carried out in accordance with the Secretary of the Interior's applicable standards.

The intent of the project is to build out the restaurant interior for future occupation for use as a café or restaurant. This use is compatible with the building's original design. Character-defining features of the building, identified in this preservation plan, will be retained in full and treated appropriately under the supervision of a qualified historic preservation professional.



## APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The building is intended for commercial use in compliance with its existing form, which will not create substantial change to the structure. Defining characteristics will be treated appropriately.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*Historic character-defining features of the property will be considered and integrated into the build out for the future use of the building. The plan of the building will not be altered.*

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

*All changes which promote the historic character of the building will be done so based on historical research and photographic documentation, and will not create a sense of false history. Historical features not believed to have belonged to the building during its period of significance will not be added.*

4. Most properties change over time ; those changes that have acquired historic significance in their own right shall be retained and preserved.

*Historical features added to the building during its period of significance will be retained if identified.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

*These distinctive features, finishes, and construction techniques will be incorporated into the proposed project.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*Deteriorated historic features will be repaired and replaced (only as necessary) in accordance with this guideline.*

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*All cleaning of existing materials will be done by the gentlest means possible.*

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*This standard does not apply to the building or proposed project in question.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*New work carried out on the building's interior and exterior spaces will be compatible with existing finishes, and will be differentiated from the historic materials so as not to create a false sense of historical development.*

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Additions for the building are not planned during this proposed project. The creation of a shared courtyard or the creation of another similar feature between this building and the surrounding buildings on the parcel does not compromise the site and can easily be altered should Restoration be pursued in the future.*

**PHOTOGRAPHIC DOCUMENTATION (ALL PHOTOS DATE MAY 2015)**

**¾ VIEW OF STREET FACING ELEVATIONS: VIEW NORTHEAST**



**PRIMARY FAÇADE: VIEW NORTH**

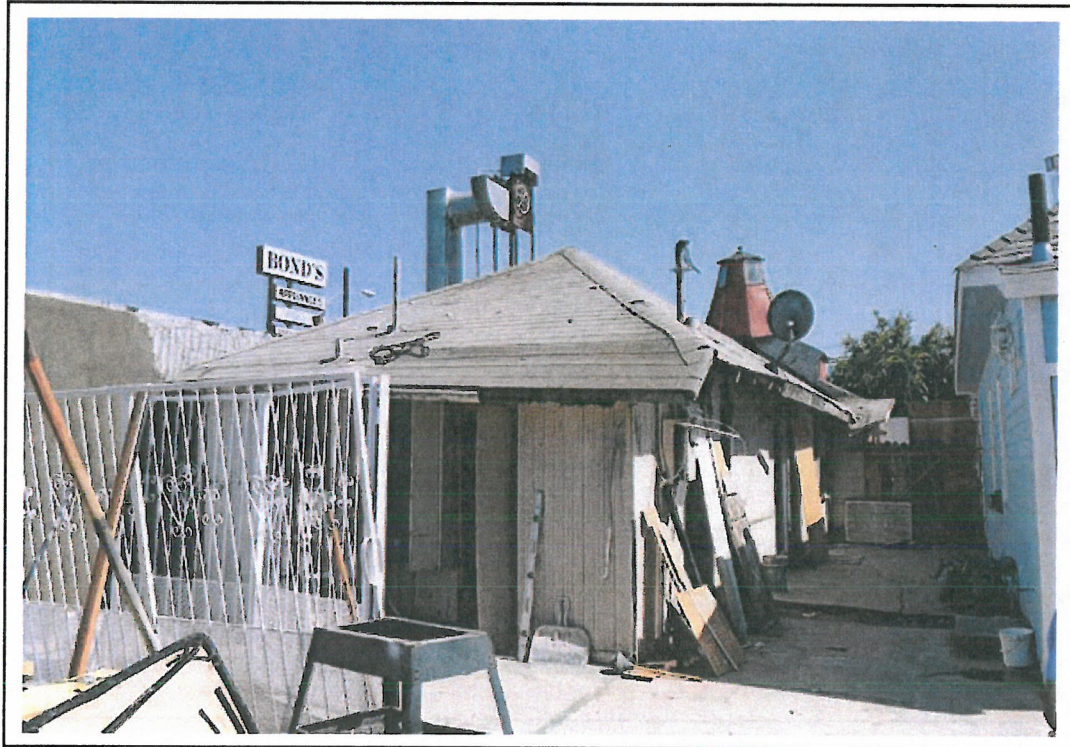




¾ VIEW OF STREET FACING ELEVATIONS: VIEW NORTHWEST



REAR: VIEW SOUTHEAST





## DIRECTION FOR TREATMENT AND EVALUATION OF IMPACT ON HISTORIC FEATURES

### FEATURE: BUILDING FOOTPRINT



*Overview of Octagonal Plan, View North, Photograph: February 2015*

#### DESCRIPTION:

The building footprint on the south elevation was designed to imitate the appearance of a coffee pot through its octagonal plan. The octagonal shape has a rooftop projection adorned with a coffee pot 'spout,' three wood-framed windows, and one door which serves the primary entrance.

#### DIRECTION FOR TREATMENT:

1. Gently clean brick structure.
2. Encapsulate brick with lead barrier compound.
3. Prime and paint with color based upon historically-accurate color scheme determined as a result of paint analysis.

#### DETERMINATION OF IMPACT: NO IMPACT

The project will not result in a change to the building footprint.

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**FEATURE: WOOD CLADDING (SOUTH ELEVATION)**

*Close-up of Wood Siding on West Elevation, Photograph: May 2015*

**DESCRIPTION:**

Flanking the entrance to the building is wood cladding, added to the building in 2006. The prior wood cladding is visible in photographs from 2005 which show it in a state of disrepair. It is unknown if wood cladding was originally used on the south elevation during the period of historic significance, as it may have been applied after 1960 when the building was converted into a tavern for privacy.

**DIRECTION FOR TREATMENT:**

1. Remove current wood cladding.
2. Install wood-frame fixed window on either side of primary entrance. Window frames will match the height of door frame and will extend down to the height of the brick cladding on lower half of primary facade.
3. Below the fixed windows will be a wood panel with wood board in the center, cut to replicate the width of wood replaced in 2006. All work will be based upon photographic documentation.
4. Wood cladding will be installed to height of brick alongside primary facade and will be painted the color designated in the approved color palette.

**DETERMINATION OF IMPACT: POSITIVE**

The addition of side windows which flank the primary entrance will amplify feasibility for the building to operate as a contemporary café (its intended use). In addition, the replacement of existing wood cladding with new designed to replicate materials documented by photographic evidence will result in the removal of contemporary materials on the primary elevation which deter from the building's historic presence.

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**FEATURE: BRICK CLADDING**



*Close-up of Brick Cladding on the Primary Elevation, Photograph: May 2015*

**DESCRIPTION:**

The building's octagonal street-facing portion and east elevation are composed of brick. The body of the coffee pot has been painted since at least the 1970s as shown by photographic evidence.

**DIRECTION FOR TREATMENT:**

1. Clean brick structure by water washing with gentle non-ionic soap.
2. Encapsulate brick with designated hazardous material finish to reduce risk of lead exposure.
3. Prime and paint brick with specified paint finish (color based upon historically-accurate color scheme determined as a result of paint analysis).

**DETERMINATION OF IMPACT: NO IMPACT**

The project will not result in a change to the building's materials. Under the proposed project, the brick will remain painted, preventing the paint removal process which could result in damage to the original material.



**FEATURE: WOOD CLADDING (WEST ELEVATION)**

*Close-up of Wood Siding on West Elevation, Photograph: May 2015*

**DESCRIPTION:**

The west and north elevations of the building are cladded in Redwood siding. The planks are 2 1/2" wide, and they are carved to resemble bed boarding down the center. The wood has been patched spontaneously throughout and is interjected by small windows, one entrance on the east elevation, and one entrance on the north (rear) elevation.

**DIRECTION FOR TREATMENT:**

1. Remove all wood cladding on the west and north elevations.
2. Replace with in-kind wood material cut to match dimensions and design of existing original.
3. Prime and paint with specified finish (color based upon historically-accurate color scheme determined as a result of paint analysis).

**DETERMINATION OF IMPACT: POSITIVE**

The wood is in extremely deteriorated condition and is not suitable for reuse. The existing material has been cut and patched numerous times, as well as exposed and repainted repeatedly. Replacement of the material with in-kind material which replaces the method of installation will allow the building to communicate its original design while enabling it to be given a new use.



**FEATURE: WOOD WINDOWS**

*Wood Window on South Elevation, View North, Photograph: February 2015*

**DESCRIPTION:**

The original wood windows on the building were removed in 2006 by the barbershop tenant. They were subsequently replaced with new single-hung wood windows. The lower portions of all windows are in need of replacement glass. Stained glass windows in the upper portion of all windows were removed and in need of replacement (See Feature: Stained Glass Windows).

**DIRECTION FOR TREATMENT:**

1. Remove window frames from installed position.
2. Sand window frames to make smooth and prepare for paint application.
3. Install new glass in lower window frame and install new stained glass reproduction in transom frame.
4. Prime and Paint window frame with specified finish (color based upon historically-accurate color scheme determined as a result of paint analysis).
5. Reinstall window into its original location.

**DETERMINATION OF IMPACT: POSITIVE**

With the proposed project, windows will be repainted to match an approved period-appropriate color scheme. This approach will reinvigorate the existing windows with appropriate new glass material and bring back the stained glass windows once located in the upper portions.



**FEATURE: STAINED GLASS TRANSOM WINDOW**

*Original Stained Glass Windows Now Removed From Hot Cha Café, View Northeast, Photograph by Raphael Mazor: August 17, 2006*

**DESCRIPTION:**

The wood windows on the building once contained stained glass transom windows, but they were removed in 2006 by the barbershop tenant and replaced with new painted wood windows. The upper portion of the window in this location designed to house stained glass measures 18" high x 55" wide. At the time of removal, a separate stained glass design representing the text "Eat - Shoppe" was placed within the frame of the eastern-facing window. After consulting stained-glass experts, it was determined that the window was most likely added in the 1960s after an original was broken. As the window was not added during the period of significance, it is recommended that replacement stained glass windows be designed in a pattern duplicating that shown in the window above.

**DIRECTION FOR TREATMENT:**

1. While windows are removed, install new leaded glass reproduction window in transom frame (glass design based upon photographic documentation and created by a trained specialist).
2. Follow steps to repair wood windows for painting and installation instructions.

**DETERMINATION OF IMPACT: POSITIVE**

The proposed project will restore in the recreation and reinstallation of new leaded glass windows based upon original windows documented by photographic evidence. The new windows will be made of clear restoration glass. This glass will provide a historical feeling while preventing a sense of false history, clearly differentiated through its lack of color.

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**FEATURE: WOOD TRANSOM WINDOW**

*Wood Transom Window above Primary Entrance, Photograph, May 2015.*

**DESCRIPTION:**

The wood transom window above the primary entrance was once a connection point for an aluminum awning mounted above the primary entrance. When the awning was removed a window was installed in the negative space. The space above the entrance has been operating as a window for at least fifteen years. Photographic documentation from the 1990s shows the awning intact, while photographs from 2004 show it removed and boarded. The current window is wood-framed and non-operable. The window measures 12" high x 54 3/4" wide.

**DIRECTION FOR TREATMENT:**

1. Remove window and frame from installed position.
2. Sand window frame and prepare for repainting.
3. Remove and replace existing glass with new reproduction leaded glass designed to match original stained glass pattern (based upon photographic documentation).
4. Prime and paint window frame with specified finish (color based upon historically-accurate color scheme determined as a result of paint analysis).
5. Reinstall window and wood frame.

**DETERMINATION OF IMPACT: NO IMPACT**

The proposed project will reuse the existing wood window and replace glass with new to improve appearance on street-facing elevation.

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**FEATURE: MULTI-LITE WOOD WINDOW**



*Original Multi-Lite Wood Window on North Elevation, Photograph, May 2015.*

**DESCRIPTION:**

This wood-framed multi-lite window faces north. It is located on the rear of the octagonal coffee pot's east-facing projection. The window has 48 glass panels which have been painted. It's perimeter is framed with wood and the interior panels are framed with aluminum. This window measures 67" high x 27" wide. This window is believed to be the last remaining original window in the building.

**DIRECTION FOR TREATMENT:**

1. Remove window from installed position for repair.
2. Remove all paint with organic solvent paint remover.
3. Clean and assess health of each pane of glass to determine whether repair or replacement is appropriate.
4. Remove and replace glass panes where necessary with single-pane untempered glass.
5. Prime and paint window frame with specified finish (color based upon historically-accurate color scheme determined as a result of paint analysis).

**DETERMINATION OF IMPACT: POSITIVE**

The proposed project will remove paint and repair this window, believed to be the last remaining window on the building, to its original condition.

**FEATURE: WOOD DOOR**

*Existing Door, View North, Photograph: February 2015*

**DESCRIPTION:**

The door which composes the primary entrance of the building is divided with a nine-lite window pane combination on the upper half. The door is composed of wood and was installed on the building in 2006 when it was converted for use as a barbershop. The previous door was wood and did not hold historical significance based upon photographic evidence from 2005.

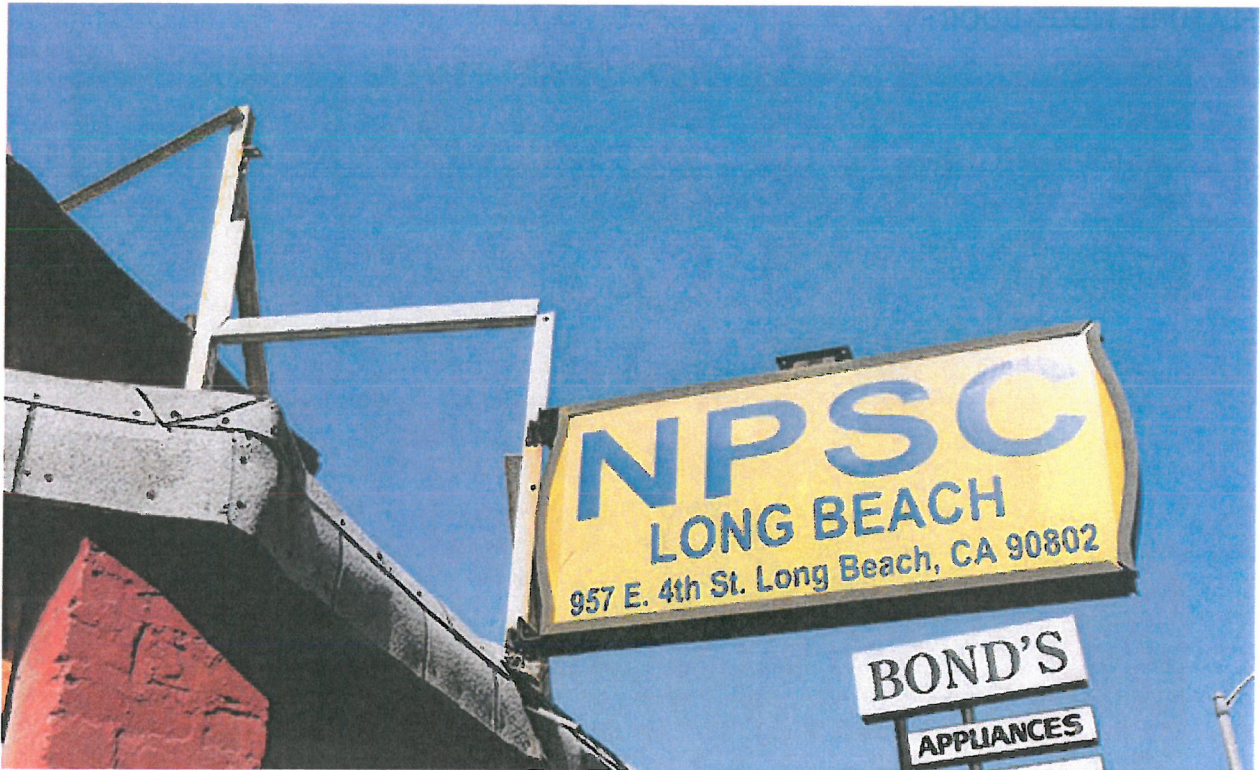
**DIRECTION FOR TREATMENT:**

1. Detach door from current positioning and discard.
2. Replace with newly fabricated wood-frame door with a single lite and wood panel with decorative vertical wood board on bottom half.

**DETERMINATION OF IMPACT: POSITIVE**

The existing door is not original to the building, and no photographic documentation exists of an original door. The proposed replacement single-lite door will allow for the building to take on a commercial use and differentiate the door from the historic materials so as not to create a sense of false history.



**FEATURE: SIGN AND SIGN-MOUNTING MECHANISM**

*View of Sign and Sign-Mounting Mechanism, Photograph: May 2015*

**DESCRIPTION:**

The sign-mounting mechanism is attached to the building at the lower roof level and secures for stability on the higher roof level. The mounting mechanism is steel and is most likely originates from the 1940s or 1950s. The blade sign is attached to the mounting mechanism on one side. The existing sign is not original. It is believed that the original sign was rectangular with a hanging lower portion based upon historical photographs. The sign was removed to install this replacement sign before 2003, when this sign begins to appear in photographic documentation.

**DIRECTION FOR TREATMENT:**

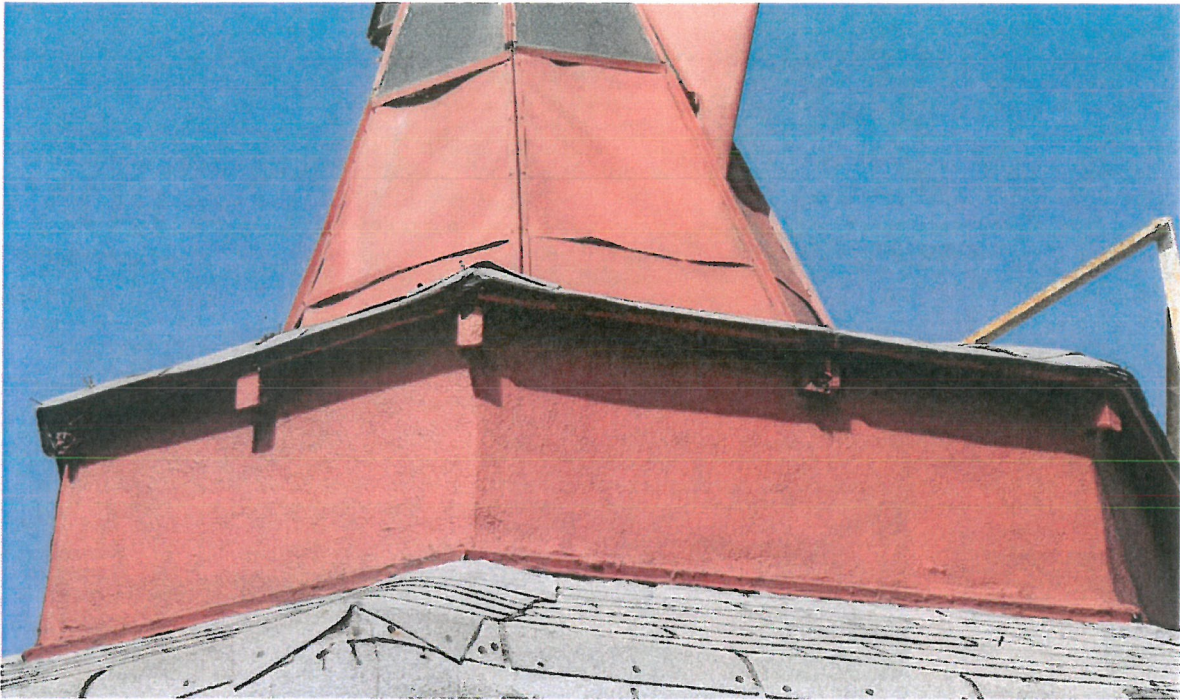
1. Existing sign will be disposed of properly and replaced.
2. Existing sign-mounting mechanism will be removed and stored for repair and future use if desired.
3. Tenant will commission a new sign that is mounted in a similar manner and maintains the street-oriented approach of the original sign.

**DETERMINATION OF IMPACT: NO IMPACT**

The project will result in a new sign that maintains the intended street-orientation of the existing sign in order to appeal to passing motorists.



## FEATURE: CLERESTORY STAINED-GLASS WINDOWS



*View of Clerestory Level, Photograph: May 2015*

### DESCRIPTION:

The clerestory windows between each level of roofing were originally rectangular. The area that once housed these windows was filled with concrete when the windows were removed, and was clad in stucco.

### DIRECTION FOR TREATMENT:

1. Identify damaged portions of the stucco surface.
2. Prep and repair stucco in damaged areas.
3. Prime clerestory stucco area.
4. Paint with specified finish in color to match brick cladding (body color) on lower level (color based upon historically-accurate color scheme determined as a result of paint analysis).

### DETERMINATION OF IMPACT: NO IMPACT

The project will leave the existing area as it currently exists, and will not undertake the restoration of stained glass windows.



**FEATURE: ASPHALT SHINGLE ROOFING (OCTAGONAL PORTION)**

*View of Asphalt Roofing on Octagonal Building Portion, Photograph: May 2015*

**DESCRIPTION:**

The roofing used on the octagonal portion of the building is composed of asphalt. The current roof application is rolled while the original was composed of asphalt shingles. The shingles were originally arranged in a decorative geometric pattern and utilized blue, red, and white asphalt shingles.

**DIRECTION FOR TREATMENT:**

1. Take protective measures to secure roof structure as necessary.
2. Remove existing layers of roofing with caution to protect underlying roof structure and sheathing.
3. Remove unsalvageable sheathing and replace with new composed of in-kind material as necessary.
4. Install new asphalt shingles, replicating the pattern of original.

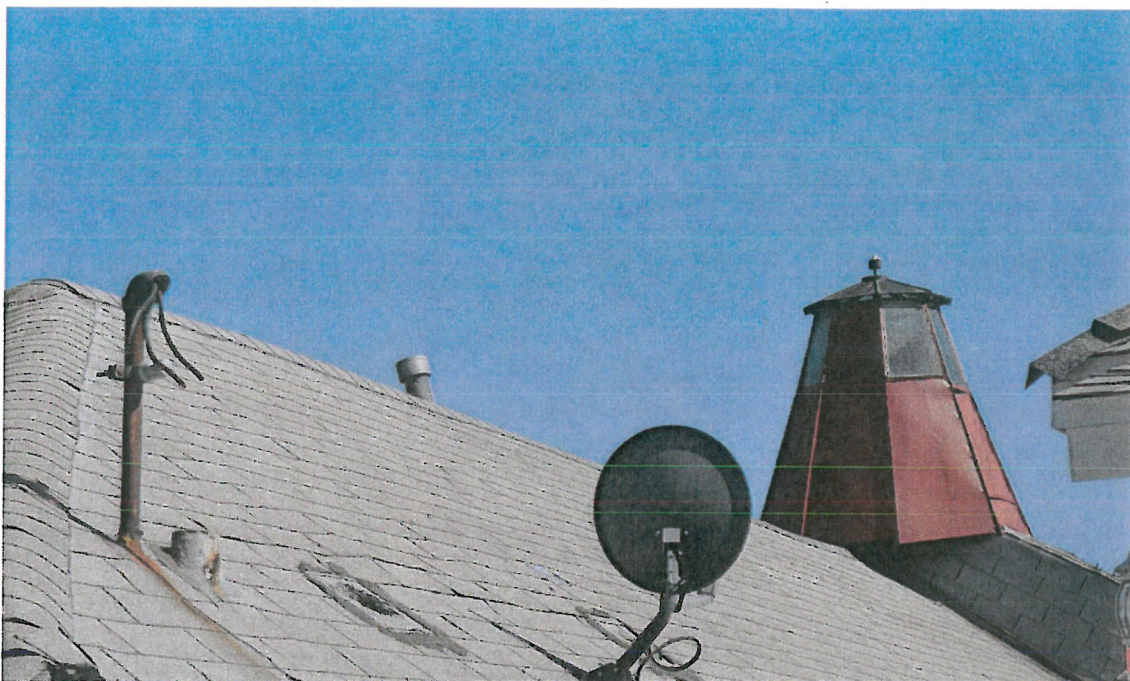
**DETERMINATION OF IMPACT: POSITIVE**

The project will result in new roofing which replicates the pattern of the original, based upon photographic documentation and examination of original roofing remnants. Original roof tiles were found and examined, but color is inconsistent and cannot be reliably replicated. In addition, new reproductions will be less imperfect in color application and will not comply with the historic feeling of the building.

In order for roofing to be like but differentiated, according to the Secretary of the Interior's Standards for Rehabilitation, asphalt shingles will be chosen in a color scheme that complements the historical color scheme of the building rather than attempting to recreate original colors.



**FEATURE: ASPHALT ROLLED ROOFING (REAR PORTION)**



*View of Asphalt Roofing on Building Rear, View Southeast, Photograph: May 2015*

**DESCRIPTION:**

The roofing used on the rear portion of the building was originally rolled asphalt. The current application is of the same material.

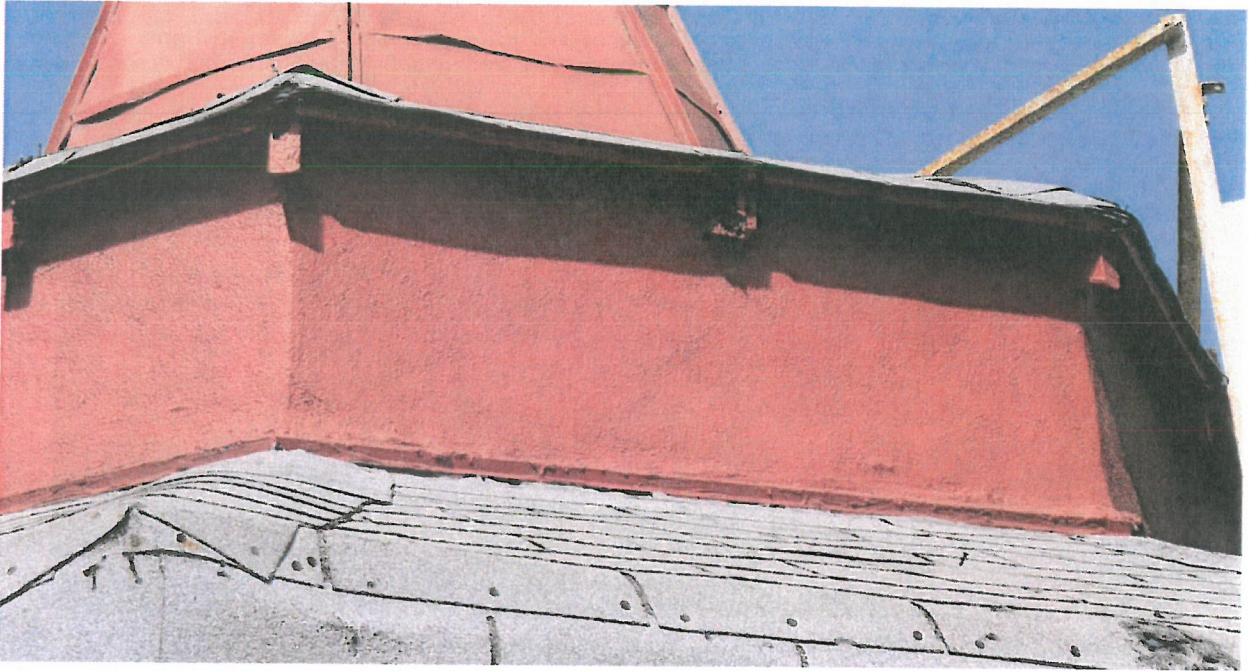
**DIRECTION FOR TREATMENT:**

1. Take protective measures to secure roof structure as necessary.
2. Remove existing layers of roofing with caution to protect underlying roof structure and sheathing.
3. Remove unsalvageable sheathing and replace with new composed of in-kind material as necessary.
4. Install new rolled asphalt roofing to match color of front portion, as historically appropriate.

**DETERMINATION OF IMPACT: POSITIVE**

The weight of the existing roofing material is compromising the structural integrity of the building. Removing decades of roofing material will allow the building to be stabilized, the roof to be resupported, and the building to be safely occupied by a future tenant.

**FEATURE: FASCIA BOARD**



*View of Missing Fascia Board on Primary Elevation, Photograph: May 2015*

**DESCRIPTION:**

A fascia board which ran horizontally below the roof of the building's clerestory level has been removed. Underneath where the board was once mounted are exposed rafter tails in need of repair.

**DIRECTION FOR TREATMENT:**

1. Cut new replacement fascia board of Douglas Fir wood sized to fit in place of missing.
2. Prime and paint with specified finish (color to be based upon historically-accurate color scheme determined as a result of paint analysis).
3. Install new fascia board.

**DETERMINATION OF IMPACT: POSITIVE**

Replacement of the missing fascia board will create consistency between the two levels of roofing on the primary elevation and repair damage to the building's materials.



**FEATURE: STAINED GLASS KNOB**



*View of Missing Knob, Photograph: RoadArchitecture.com, dated March 24, 2008*

**DESCRIPTION:**

'Mounted atop of the 'lid' of the spout was once a stylized knob composed of small squares of stained glass formed into a rounded shape. This shape was likely formed around a molded metal frame that could be affixed to the building.

**DIRECTION FOR TREATMENT:**

1. Owner and owner's representatives will work with stained glass design team and supplier to reconstruct the knob.
2. New knob frame will be constructed of steel. Method of attachment will be designed through analysis of existing light above roof-mounted spout.
3. Colors of the knob will be based upon photographic evidence and will be coordinated to match the proposed color scheme of the building.

**DETERMINATION OF IMPACT: POSITIVE**

Replacement of the missing knob will allow the building to regain a signature feature that has been recently lost.

**FEATURE: ROOF-MOUNTED 'SPOUT'**

*View of Roof-Mounted Spout, Photograph, May 2015.*

**DESCRIPTION:**

The roof-mounted spout is composed of steel and glass. The spout was once adorned with a stained glass knob (see Feature #300-2). Below the knob's location is its support base, lined with glass panes around the circumference. Below the support base are eight metal panels held within a steel frame which form the body of the spout. Within each of the eight sides is a glass pane above one or two pieces of steel. Only the northernmost panel does not have a piece of glass above. The three panels which face north are single pieces of steel while the panels facing south and those adjacent are composed of two pieces of steel divided horizontally.

**DIRECTION FOR TREATMENT:**

1. Detach and lower spout with proper care under supervision of preservation consultant.
2. Gently detach deteriorated steel panels from frame, measure, and replicate size with like material.
3. Reinstall new steel panels replicating method of attachment.
4. Remove existing paint while protecting historic material.
5. Gently prep, prime, and paint spout with specified material. Paint will be painted silver metallic as derived from period of significance (identified by professional paint analysis).
6. Gently raise spout back into exact position with proper care, labor, and supervision by preservation consultant.
7. Resecure spout into its original location with salvageable hardware and reinforce with contemporary hardware as necessary (not to be invasive or visible from exterior perspective).

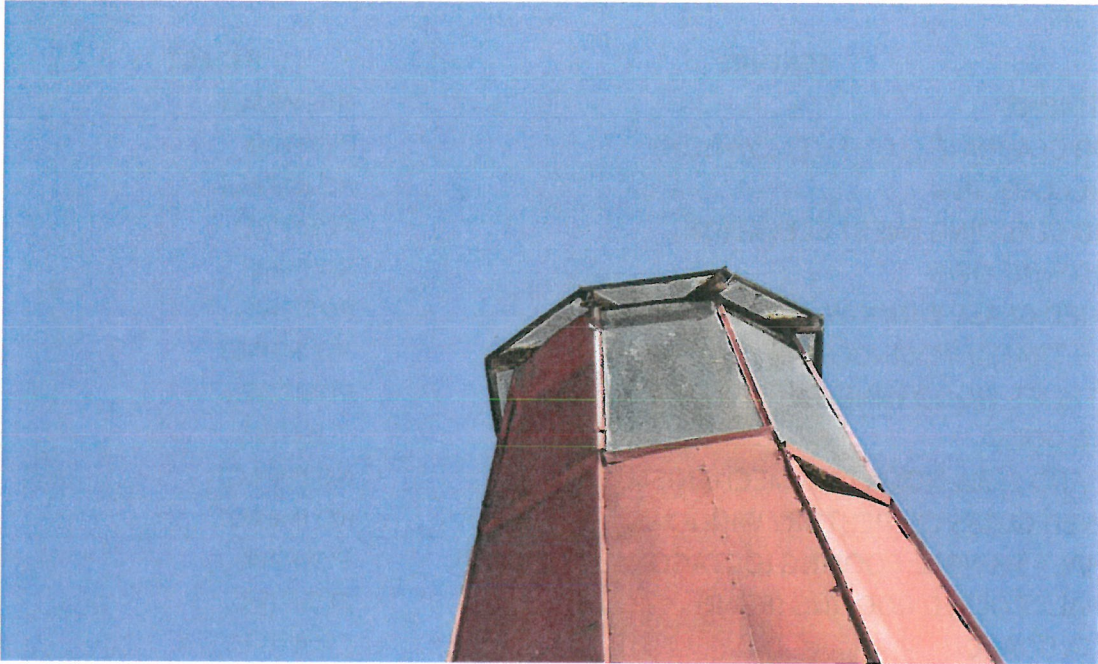
**DETERMINATION OF IMPACT: POSITIVE**

The proposed project will reinvigorate the spout and ensure this character-defining feature is emphasized in the future use.

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## FEATURE: GLASS PANELS



*View of Glass Panels within Coffee Pot Spout, Photograph: May 2015*

### DESCRIPTION:

'Seven glass panes surround the top of the roof-mounted spout. The glass panes are located on all of the panels except for the northernmost panel. The southmost panel is intersected by a folded piece of metal which mimics a coffee pot's pouring mechanism.

### DIRECTION FOR TREATMENT:

1. Glass panels will be removed from their current position along with the spout for maintenance.
2. Glass will be cleaned with nonsudsing household ammonia so as not to degrade the historic material.
3. After cleaning, glass panels will be remounted along with the remainder of the spout onto the top of the building.

### DETERMINATION OF IMPACT: POSITIVE

The cleaning of existing glass will reinvigorate the spout and ensure this character-defining feature is emphasized in the future use.

## SUMMARY OF IMPACT OF PROPOSED PROJECT

FEATURE	IMPACT
FOOTPRINT	NO IMPACT
WOOD CLADDING (SOUTH ELEVATION)	POSITIVE
BRICK CLADDING	NO IMPACT
WOOD CLADDING (WEST ELEVATION)	POSITIVE
WOOD WINDOWS	POSITIVE
STAINED GLASS WINDOW	POSITIVE
WOOD TRANSOM WINDOW	NO IMPACT
MULTI-LITE WOOD WINDOW	POSITIVE
WOOD DOOR	POSITIVE
SIGN AND SIGN-MOUNTING MECHANISM	NO IMPACT
STAINED GLASS CLERESTORY WINDOWS	NO IMPACT
ASPHALT SHINGLE ROOFING (OCTAGONAL PORTION)	POSITIVE
ASPHALT ROLLED ROOFING (REAR)	POSITIVE
FASCIA BOARD	POSITIVE
STAINED GLASS PERCOLATOR	POSITIVE
ROOF-MOUNTED SPOUT	POSITIVE
GLASS PANELS	POSITIVE